



Westfield Common Residents' Association
8 Moor Lane
Woking
Surrey GU22 9QY



22nd June 2012

The Planning Inspectorate
Room 4/05
Kite Wing
Temple Quay House
Bristol
BS1 6PN

Dear Sir

Revised Objections regarding Proposed Deregistration and Exchange of Common Land at Westfield Common (CL121), Woking, Reference COM299

With reference to the application dated 25 October 2011 by Woking Borough Council and further to our objection letter of 24 November 2011, please accept this revised objection on behalf of the Westfield Common Residents' Association ('WCRA').

I look forward to discussing these points in detail at the Public Inquiry.

I request that receipt of this objection is acknowledged.

Yours faithfully

Bill Corney, Chairman, Westfield Common Residents' Association

Opening remarks

- 1 We wish to reiterate that we object to the proposed exchange of Common Land at Westfield Common detailed in application COM299.
- 2 We hold the view that Replacement land North is already land that was exchanged in replacement of common land used to build a road access into the Willow Bank housing estate.
- 3 We simply do not understand what Woking Borough Council think Replacement land West is and why this is not common land given the evidence available.
- 4 In any case, as residents and members of the public regularly use / traverse the land identified as Replacement land North and Replacement land West, and have done so for many, many years as acknowledged by Woking Borough Council how this land could be considered available land to exchange given that the note 8 of the planning inspectorate guidance (Ref 1) states "*We would not expect to see the stock of public access land diminished by an offer of replacement land that was already subject to **some form** of public access*".
- 5 Furthermore both Replacement land North and West are (according to Woking Borough Councils existing local plan and new local development framework) both designated Urban Open Space and Woking Borough Council encourages public access to such for the purposes of leisure and recreation. Both bits of land are also already in the Westfield Common SNCI (See Exhibit 10) so have existing protection under local planning policies and statute law (the NERC Act). It cannot therefore be justified that exchange is necessary to protect this bits of land from a conservation point of view.
- 6 Finally, we believe that the only 'new' land offered in exchange in COM299 is Replacement land South and that is materially and qualitatively the same as that provided in application COM 152 (Ref 2), which was refused by the planning inspectorate 03 November 2010.
- 7 In decision COM152, the planning inspector states "I do not consider, on the balance of probabilities that the replacement land adds something that will positively benefit the neighbourhood." We agree and we trust that a similar conclusion will be reached for COM299.
- 8 We respectfully request that you reject this application and in supplement to our previous objection letter please note the following points:

Further points & Supporting Evidence

- 9 With reference to the 'Statement in Response to Objections to Proposed Deregistration and Exchange of Land on Westfield Common, Woking, Application Reference Number Com 299' submitted by Peter Bryant, Woking Borough Council, 11 January 2012 (Ref 3).
- 10 (Paragraph 2.3 of the Response statement) Whilst the proposed accesses to the site have received positive planning consent they have done so only in relation to their function as accesses to the "Moor Lane' housing development as a whole. The purpose of the section 16 application by Woking Borough Council is to further the ambition to develop a housing scheme that has NO valid permission, the outline application 2006/0399 having expired in June 2011 (Exhibit 1).
- 11 (Paragraph 2.4) We accept that objectors have raised points of concern relating to the larger residential development proposal and we are aware that the Local Planning Authority will review these. However we as residents (and the Planning Inspectorate) are being asked to review the land exchange and determine its impact in an isolated fashion when we don't know what the detail of what is being 'intended' for the full development.

- 12 We do know something on the scale of 400 – 450 houses (Paragraph 3.6) is being considered and that this development will adjoin Westfield Common for hundreds of metres. It is likely to have an impact on the common land and neighbourhood beyond the immediate area of the access land. It is therefore not unreasonable to ask for this to be considered as part of the wider picture.
- 13 We therefore maintain our position that applications for the exchange of common land at Westfield Common should really only be brought forward when the wider impact is known as there may be other detrimental impact on the common such as requests for other accesses, other uptake of common land etc.
- 14 (Paragraphs 7.3 & 7.4) The Council asserts that it has existing powers under the Commons Act 1899 to construct permanent constructions on the common without requirement for consent from the secretary of state. However:
- 14.1. The only works intended under section 1 of the Commons Act 1899 are works such as drainage and levelling for the improvement of the Common (i.e. to make it fit for exercise and recreation purposes).
- 14.2. These works are not in keeping with “Permitted Development” as set out in the Town and Country Planning (General Permitted Development) Order 1965.
- 14.3. Section 38 of the Commons Act 2006 (which took effect on 1 Oct 2007) states that works on Commons where there is a scheme formed in accordance with the Commons Act 1899 do need s38 consent, as stated in the act (s38 5(b) ii). And whilst section 8 of the scheme for the common allows the Council to ‘set apart for games any portion or portions for the commons’ do works of this nature really not require consent particularly as they may expand over time as illustrated below:



- 15 To be clear, WCRA is not campaigning to have the play area removed we just would request that clarification is provided on this matter to ensure proper understanding and protection of the common.

The status of the Replacement Land

- 16 (Paragraph 8.1) The Council asserts that that the deposited map of the Common held by the Registration authority has been relied upon – the implication being that we should all accept that it is materially accurate and the unquestionable source of authority in determining what is and isn't common land. This would be a reasonable viewpoint if the deposited map was accurate and up to date. It is not, which is self-evident to anyone with basic knowledge of the area. For example, the map does not show:
- The change in the boundary of the common adjacent to the Willow Bank housing development.
 - The construction of the road access to the Willow Bank estate from Balfour Avenue.
 - The construction of the large play area on the Common north of Balfour Avenue.
- 17 This is why (in part) Part 1 of The Commons Act 2006 was introduced to replace and improves the registration system under the Commons Registration Act 1965 and the Common Land (Rectification of Registers) Act 1989.
- 18 In particular, it includes provisions for the correction of errors in the registers by Commons registration authorities and transitional powers to rectify mistakes made in registers under the 1965 Act, and to register events which occurred while the 1965 Act was in force. i.e. the legislation was updated (in part) to fix mistakes recorded in the definitive register and to allow the register to be updated to reflect changes in the real world.
- 19 The failure of this official common land map to include Replacement land North and replacement land West already may be such errors. Speculation aside it is clear that the definitive map is not accurate and reliable.

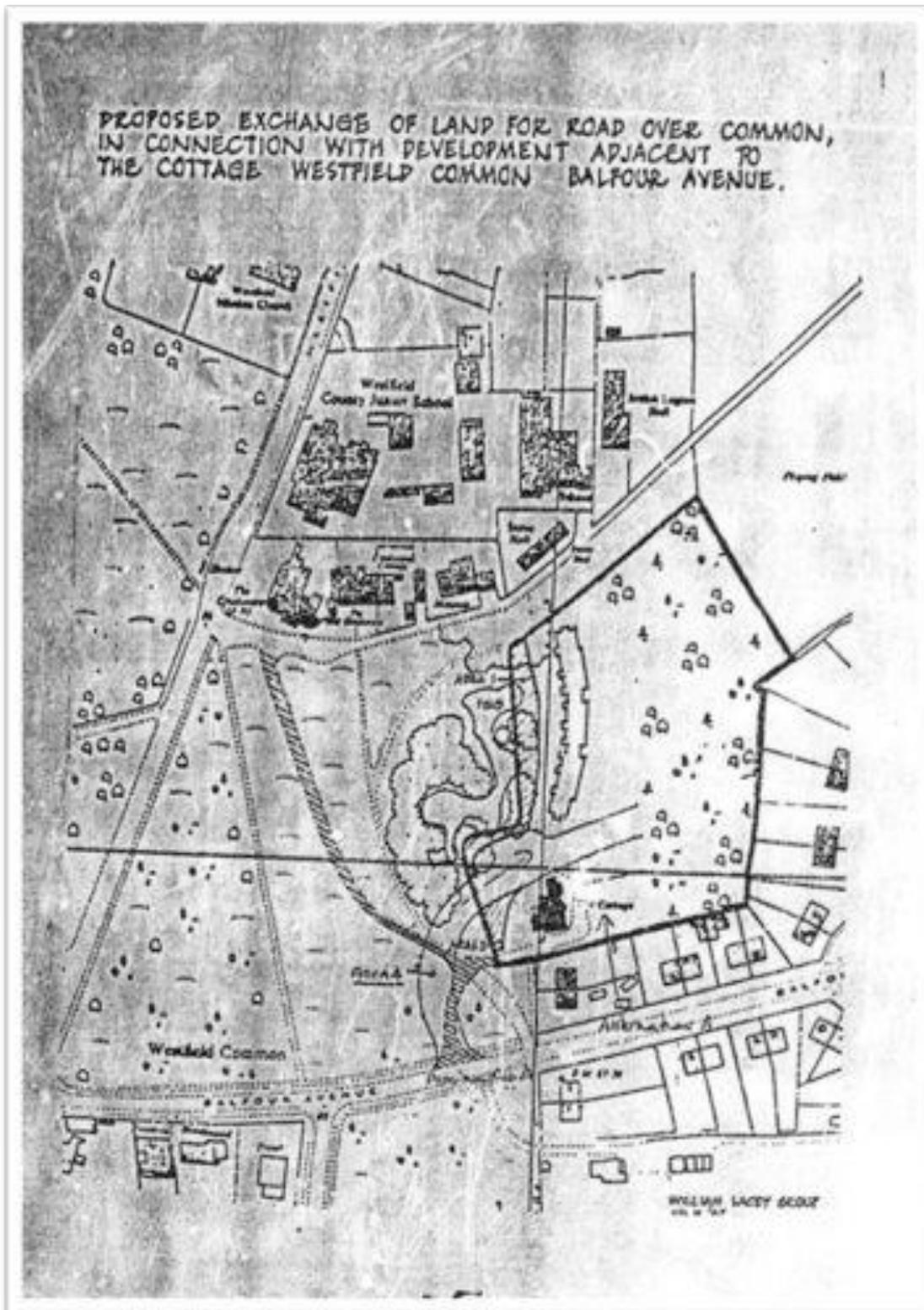
Replacement Land North

- 20 (Paragraph 8.3) Within WBC's submission they state "*no common land was lost for the construction of the access to Willow Bank as the former access to The Cottage was removed and returned to grass land hence no common land was lost.*" This would imply there was no net change to the common, i.e. the total amount of common land post and pre-construction of the access road was the same. **We believe they are mistaken in this view** so further to our previous representation we have conducted further research by examining the archive documents relating to the Willow Bank development on deposit at Woking Borough Council and other sources.
- 21 We believe there are special and unusual circumstances concerning Replacement Land North that should be considered and our research has strengthened the view that this land was exchanged in replacement of common land used to create access to Willow Bank. The evidence supporting this view is drawn from the planning documents associated with the development of the Willow Bank housing development by the developer Simmons and it is necessary to step through the history of this development to highlight the discrepancies. The history is as follows:
- 21.1. An application 85/0711 was submitted for the development of the Willow Bank housing by the developer Simmons (Ref 4)
- 21.2. Section 3 of the planning Officer's report to the Planning Committee in connection with this application states the following:
- 21.2.1. "*The pond which lies outside the application site upon Westfield Common itself, but which forms an integral part of the proposed scheme, would be refurbished and a separate scheme for the refurbishment of the pond has been submitted.*"

- 21.2.2. *“A section 52 Agreement would be entered into to carry out the improvements to the pond.”*
- 21.2.3. *“In utilising and upgrading the existing access to The Cottage to serve the proposed development, exchange land to replace the Common has been proposed around the eastern perimeter of the pond.”*
- 21.2.4. *“This would then be accessible to the public.”*
- 21.3. Section 7 of the same report states:
- 21.3.1. *“It is proposed to offer exchange land on the eastern perimeter of the pond. Application would need to be made to the Secretary of State under the Commons Act 1899 for an Order to effect the exchange of land.”*
- 21.3.2. *In my view, the proposed access is the best that can be achieved and the exchange land offered would allow public access to the eastern perimeter of the pond.”*
- 22 A decision on application 85/0711 was delayed for a number of years prompting Simmons to bring forward other application including 87/0670 Outline application (Ref 5) and raise appeals on 85/0711.
- 23 In 1989 the Planning Inspectorate allowed both 85/0711 and 87/0670 on Appeal. 85/0711 was Simmons preferred scheme to take forward. The planning inspector notified WBC that they were minded to allow the appeals assuming Simmons enter into T&CPL 1971 s52 agreement with EBC to improve the pond (it being on common land) as per the original report by the officer referenced above. This they duly did.
- 24 The decision letter by the planning inspector dated 10 May 1989 gave extensive consideration to the access arrangement for application 85/0711. In giving consent the inspector in reference to the access proposals states that *“the access proposals are intended to form part of wider changes to the common, providing not only for replacement areas of common land to the east of the pond, but also for substantial revitalisation of the pond and its surroundings”*.
- 25 Subsequently PLAN 90/0966 was submitted and approved at WBC Planning Committee. This detailed the pond refurbishment pursuant to condition 3 of application number 85/0711 (Ref 6)
- 26 On the 17 July 1990 WBC applied to the Secretary of State for the Environment for consent under Section 194 of the Law of Property Act 1925 to construct an access road and footways from Balfour Avenue to the Willow Bank development upon 460 square metres of Westfield Common
- 27 On the 20 May 1991 the Secretary of State consented to the construction of this road (Exhibit 2 NB this contains a full treatment of the previous decisions):
- 27.1. The decision notice explicitly references a statement made by WBC in support of this application that the developer had offered land with a combined area of 480 square metres as replacement common land for the 460 square metres required for the new access.
- 27.2. In addition it is stated that WBC represented that the replacement areas of land offered by the developer would allow the public access to the other sides of the pond (NB - the inaccessible parts being the eastern boundary at the time being on land yet to be exchanged).
- 27.3. He stated that the provision of additional (replacement) land to be provided in replacement of the Common Land used to create the access was not a matter that could be taken to account when determining a Section 194 application.
- 27.4. He noted that as part of the planning consent for the whole development that was granted on appeal (10 May 1989), the prior planning inspector deciding the appeal took into

account that the proposed access was on common land and that that this was mitigated by the planned improvements including **provision of replacement areas (of common land) to the east of the pond** and **substantial revitalisation of the pond**.

- 27.5. In granting the section 194 consent, it is stated that *“the adverse effects of the new access road on the interest of local people will be more than offset by the improvements to the overall appearance and enhanced recreational value of the area of common land affected by the proposals as a whole”*. i.e. the combined improvements resulting from the revitalisation of the pond, associated landscaping, road improvement and provision of the replacement common land as detailed in the application for the **WHOLE** development.
- 27.6. The Defra Pink Slips register records that 480 square metres was exchanged for 460 square metres of common land with an approval date of 20 May 1991 reference DRA1/1077/563. This of course being the date of approval for the construction of the road (Exhibit 3).
- 28 An application (92/190) was submitted as the full planning application (as an amendment to planning permission 85/0711) (Ref 7). In the planning officers report accompanying the application (page 63) it is stated:
- 28.1. *“The scheme previously approved included a requirement to refurbish the pond to the west of the site in addition to an exchange of an area of common land, and I would therefore consider it appropriate to attach a condition to any further permission to ensure that both these aspects of the development are implemented.”*
- 29 The application was approved at Planning Committee and conditions duly attached. Condition 16 on the decision notice states:
- 29.1. *“This permission is subject to the **implementation of the exchange of common land and** refurbishment of pond to the west of the site as agreed under planning permission Ref: 90/0966.”*
- 30 The statements by Woking Borough Council's planning officer seems pretty unambiguous to us –
a) The pond was on common land, b) Exchange land is needed in addition to pond improvement
c) The public are intended to have right of access to the land on the eastern perimeter and d)
following the relevant permissions and exchange of land in replacement of the common land used for the access took place and was notarised by Woking Borough Council and Simmons.
- 31 We believe that the land offered in exchange by Simmons is that illustrated in the plan below where the exchange land is shown as the hatched area (Exhibit 4). Replacement land North is clearly indicated as part of this exchange land:



32 The exchange involved a transfer of land from Simmons title SY494543 (Exhibit 5) to Woking Borough Council. This title is shown below:

H. M. LAND REGISTRY
 LAND REGISTRATION ACTS 1925 TO 1986
 TRANSFER OF PART

County and district : SURREY WOKING
 Title Number : SY494543 and SY454321
 Land at The Cottage Westfield
 Common Woking
 Land at Smarts Heath Prey Heath
 and Westfield Common Woking

Date : 20th April 1993

1. IN consideration of the sum of ONE POUND (£1. 00) the receipt whereof is hereby acknowledged, ^{LACEY} SIMMONS CONSTRUCTIONS LIMITED whose registered office is situate at Elmbridge House Elmbridge Lane Woking Surrey (Registered No.294543) (hereinafter called "the Transferor") as Beneficial Owner hereby transfers to WOKING BOROUGH COUNCIL of Civic Offices Gloucester Square Woking Surrey GU21 1YL (hereinafter called "the Council") the land (hereinafter called "the Land") shown edged red on Drawing Number 0690/05 12.D annexed hereto (hereinafter called "the Plan") being part of the land comprised in Title Number SY494543



2. IN consideration of the Transfer of the Land referred to above the Council grants to the Transferor and its successors in title the owners and occupiers of the remainder of the land comprised in Title Number SY494543 full right and liberty to pass and repass with or without vehicles over that part of the Land shown edged blue on the Plan (hereinafter called "the Access") TO HOLD such right until the Access is adopted by the Highway Authority as a Highway maintainable at public expense

3. IN consideration of the Transfer of the Land referred to above the Council grants to the Transferor and its successors in title the owners and occupiers of the remainder of the land comprised in Title Number SY494543 full right to the free flow of water and soil through the sewer shown by the brown line on the Plan (hereinafter called "the Sewer") TO HOLD such right until the Sewer is Adopted by the Water Authority as a Sewer maintainable at public expense

3. THE parties hereto apply to the Chief Land Registrar for the Land to be amalgamated with the land in Title Number SY454321

4. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Thirty thousand pounds (£30,000. 00)

W.A.
 THE COMMON SEAL of *LACEY*)
 SIMMONS &)
 COMPANY LIMITED was)
 hereunto affixed in the)
 presence of)

[Signature]
 Director

[Signature]
 Secretary

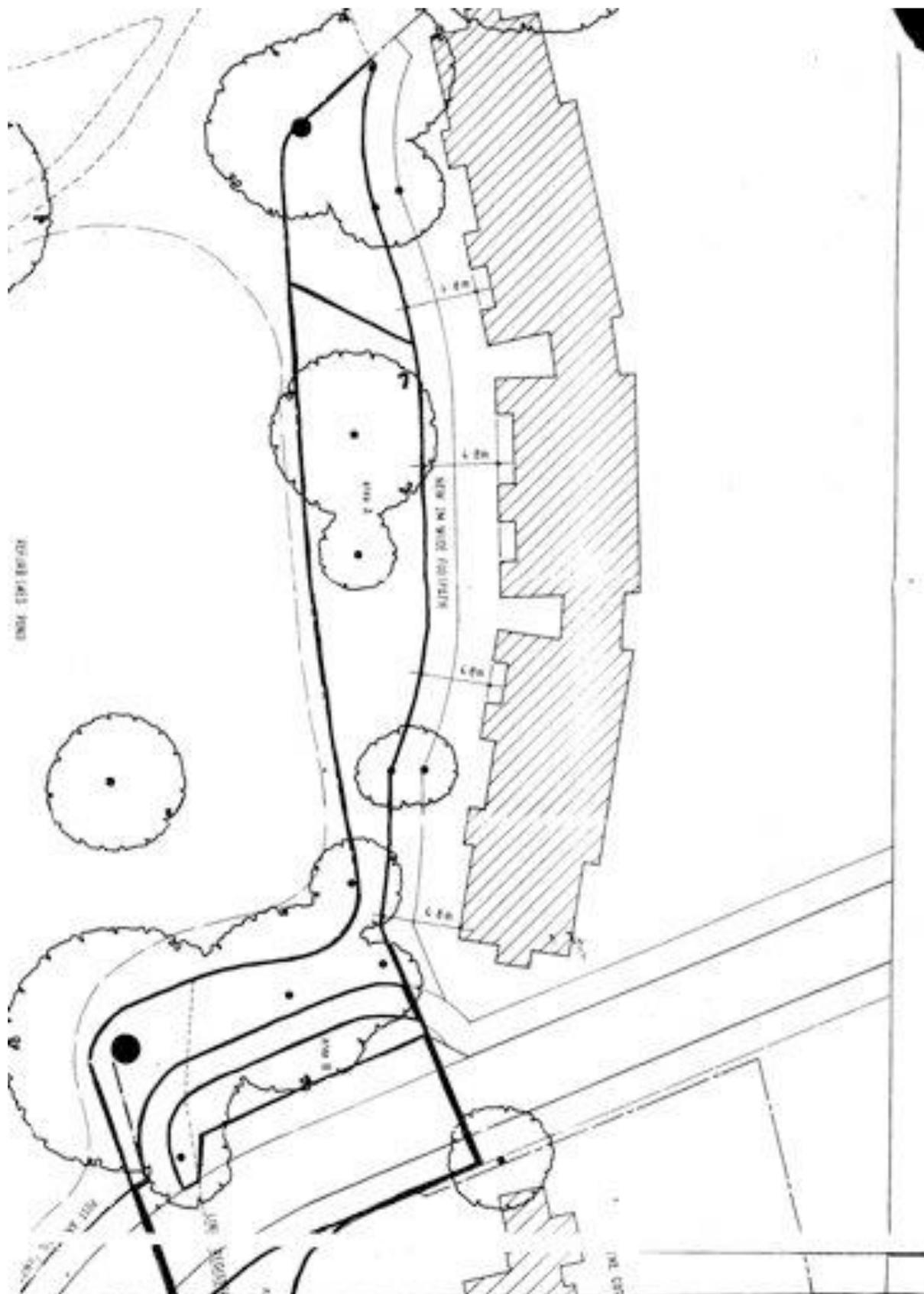
THE COMMON SEAL of WOKING)
 BOROUGH COUNCIL was hereunto)
 affixed in the presence of:-)

[Signature]
 Mayor

[Signature]
 Chief Executive



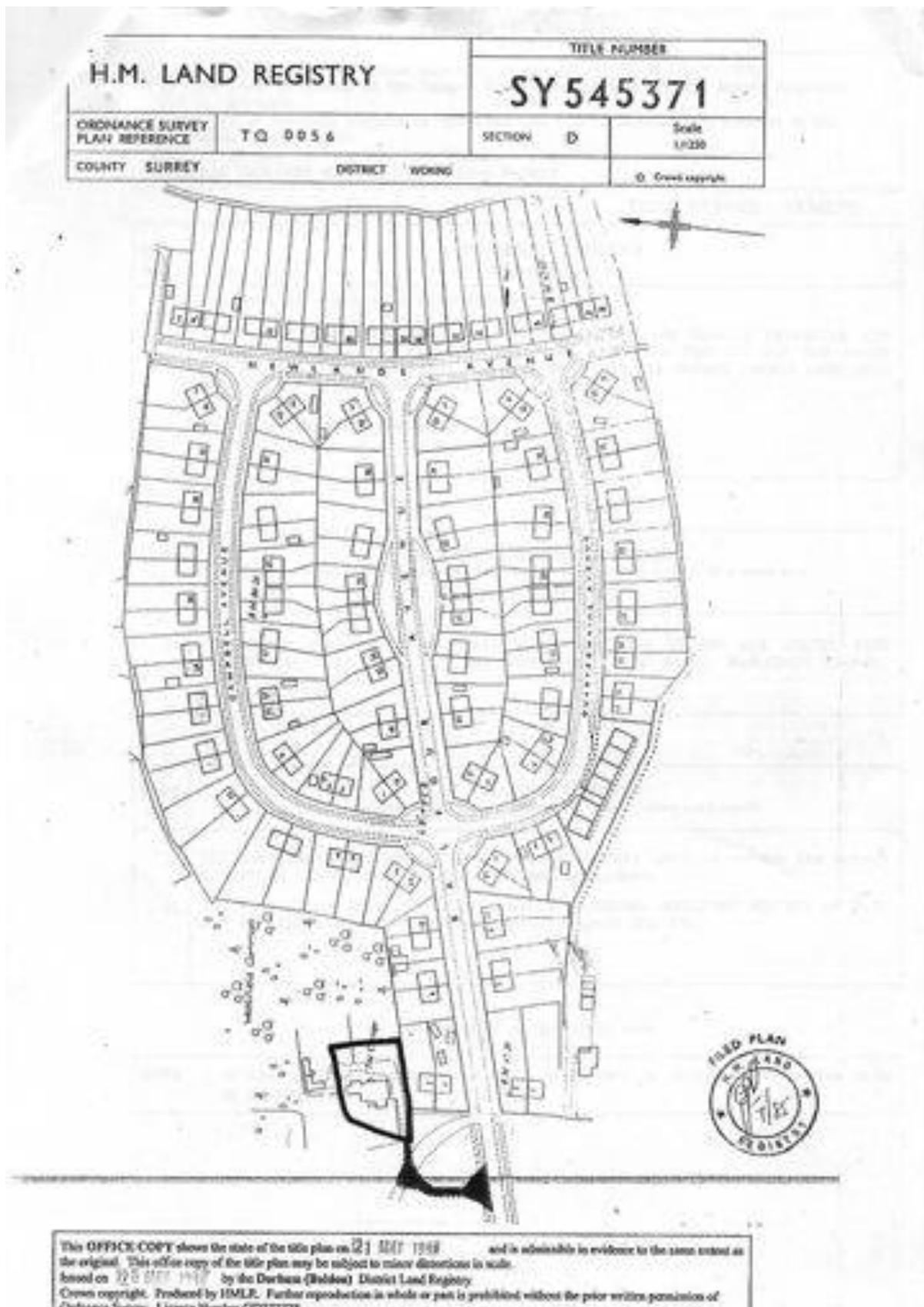
7610



34 (Paragraph 8.3 & 18.2) Woking Borough Council confirms that replacement land North was transferred to them by Simmons and says that the former access to the Cottage was returned to grass. The former access to the Cottage is shown below so it is unclear what they mean here.



- 35 The current owner of The Cottage has since confirmed with the land registry (Exhibit 7) that this old right of way still exists and has not been revoked. i.e. the new access constructed to Willow Bank is in addition to the easements or rights of way into The Cottage (see below).



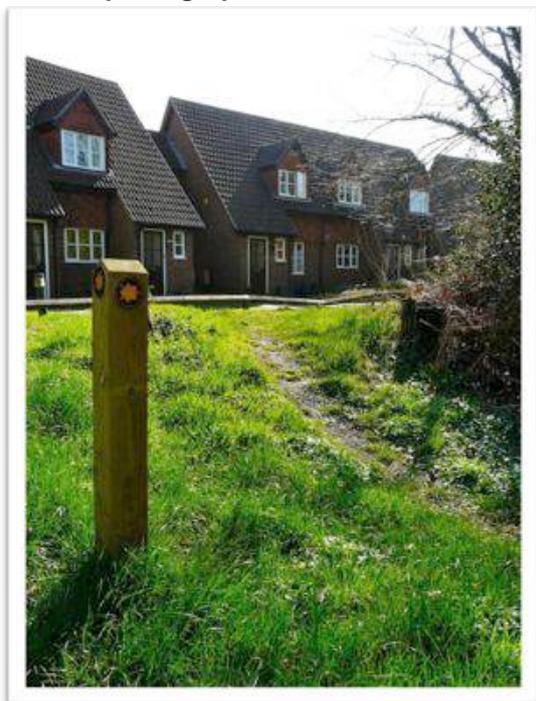
36 In our previous submission we also pointed out that the general public have access to Replacement Land north, and access the area. We illustrated with a photograph showing a well worn part and a dropped style fence (see below):



Figure 1 – Path from Willow Bank through Replacement North onto Westfield Common (as recorded on 06 February 2011)

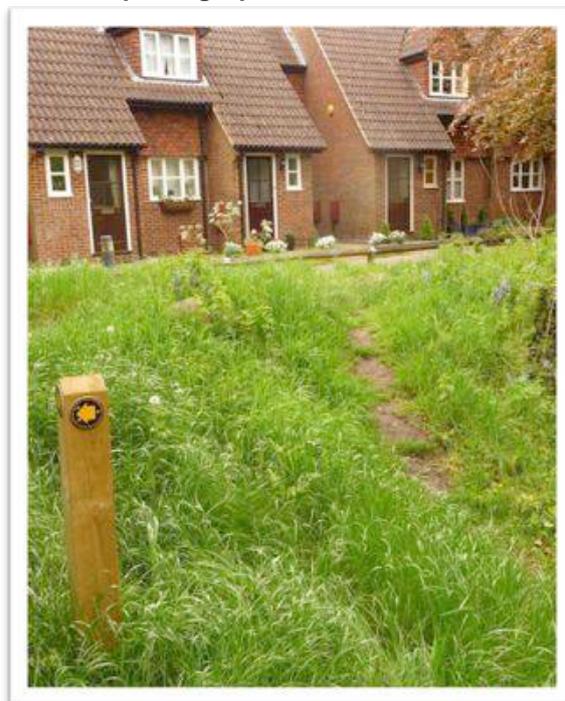
37 Since then Woking Council seems to be added features in this area to suggest that they have limited access to this area so we are just letting the inspector know that the changes illustrated below are recent occurrences and the first time anything like this has been put there since the Willow Bank development was completed in the early 1990s.

As photographed 26 March 2012



Direction Bollards introduced March 2012

As photographed 26 March 2012



Drop fence removed on 26 March 2012

- 38 We trust that the inspector will visit the area in question and observe the signs of access and use which are only too self-evident.

Replacement Land South

- 39 (Paragraph 8.4) The replacement land South is the same as that offered in the previously refused application for exchange (COM152).

Replacement Land West

- 40 (Paragraph 8.5) Woking Council state that *“Replacement Land West is again not common land, town or village green” and “Replacement Land West” was physically not part of the parcel of land that later became registered as common land [in 1968] and so historically had not been part of the ‘common land’ prior to registration.”*
- 41 Evidence was provided in our last submission that Woking Borough Council established a scheme to manage the Commons known as Smarts Heath, Prey Heath and Westfield Commons, Woking in 1924. (Scheme made by the Urban District Council of Woking on 9 December 1924 under the commons Act 1899 and approved by the Minister of Agriculture and Fisheries on 29 December 1924. This scheme applies to those parts of Westfield Common to which the Council asserts ownership (Exhibit 8A,8B)
- 42 Attached to the scheme and byelaws are official maps of the common (Exhibit 9). These maps are notarised by G. Cundy, Mayor of Woking and P. Russell, Chief Executive, Woking Borough Council (dated 31 May 2005). The relevant map extract is shown below:

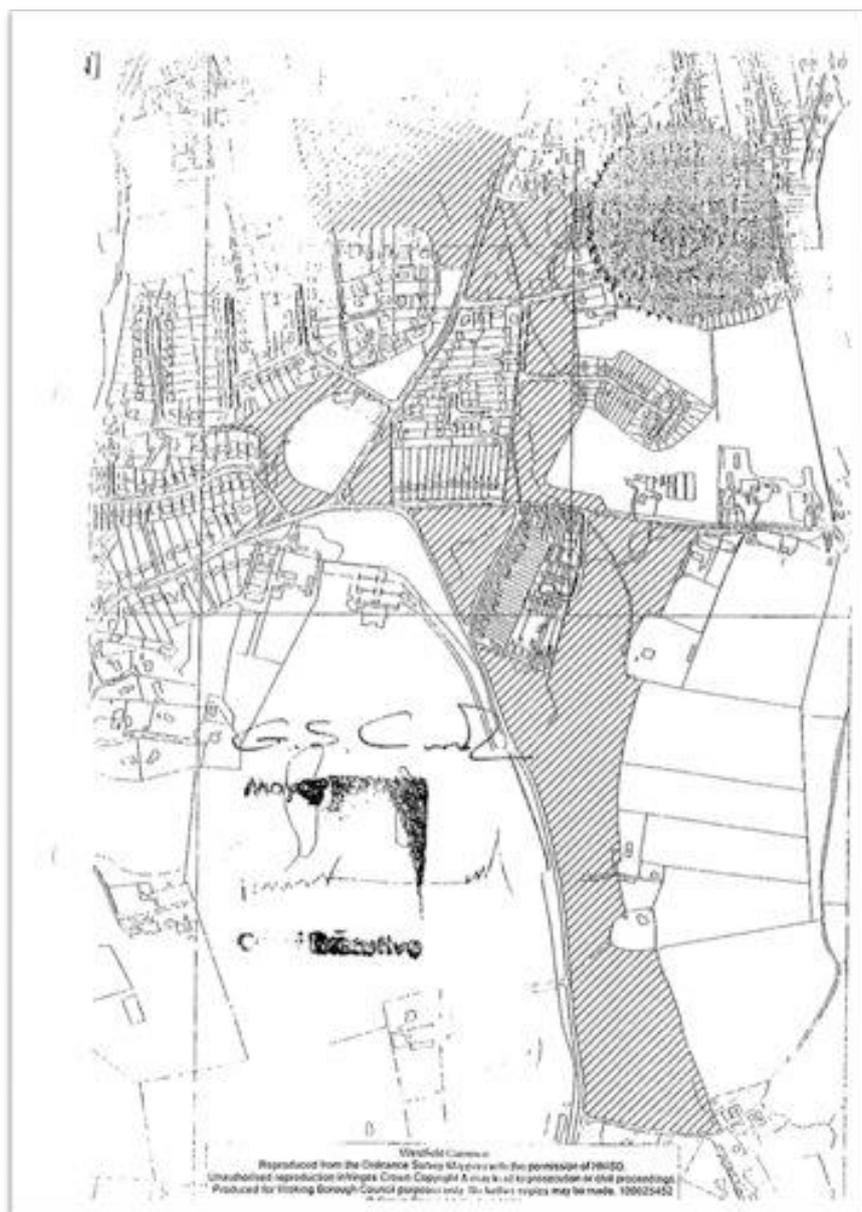
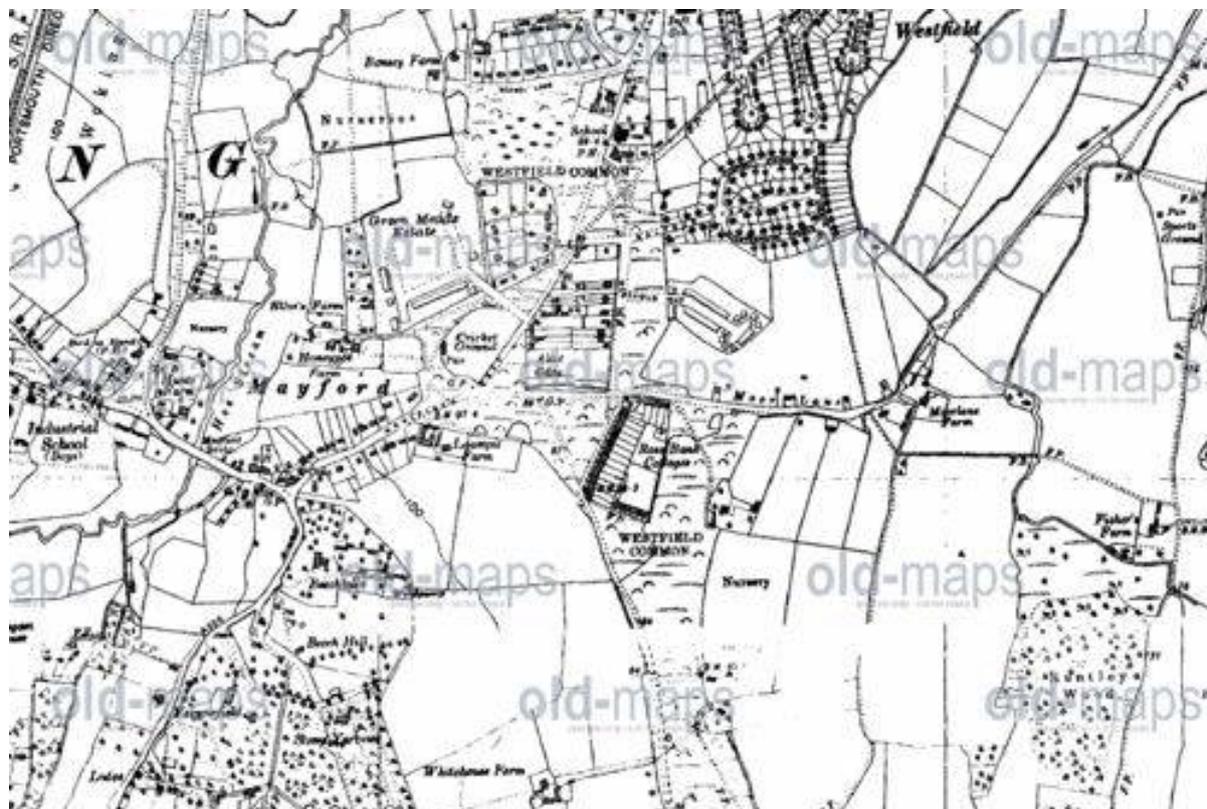


Figure 2 - Scheme of Management official map, Woking Borough Council

- 43 The scheme for Westfield Common (Exhibit 8A) states in clause 5 that *“The inhabitants of the district and neighbourhood shall have a right of free access to every part of the commons and a privilege of playing games and of enjoying other species of recreation thereon, subject to any byelaws made by the Council under this scheme.”*
- 44 Surely this Scheme, byelaws and associated maps are relevant to determining what is Common Land and what rights of access exist? The scheme and maps are produced, reviewed, updated and managed by Woking Borough Council. It is their land and their scheme – are we meant to believe that this map and scheme are also wrong? It is what they supplied WCRA when we requested the information under a Freedom of Information request and it's what they have implemented under the Common Act 1899.
- 45 It supports our assertion that Replacement Land West (and incidentally Replacement land North) is common land. It is also more up to date than the official register map, for example it does show the pond, the Willow Bank development and its road access that was constructed across the common.

- 46 Also if you examine various maps produced by reputable agencies such as the Ordnance Survey, the Land Registry (title SY454321), Defra and indeed Woking Council (see exhibit 11) themselves you will see they all convey the information that this is common land, e.g. For example the Ordnance Survey Map (1934-1938) is the first map to show the area after the construction of Westfield Way and the Quartermaine Housing Scheme. It shows the area as common land (see below);



- 47 Can you please therefore ask Woking Borough Council to account and explain this discrepancy? Or are we meant to believe that all other maps are wrong? Let me rephrase the question, in the absence of the official register what instrument would Woking Borough Council use to prove the boundaries of the Common land? I suspect it would be the scheme produced for the 1899 Act.

The Suitability of the Replacement Land

- 48 (Paragraph 9.2) The Council asserts “that there is some considerable difficulty in finding an area of land close to the release land and contiguous with the common etc.” **Really?**
- 48.1. Woking Borough Council and Surrey County Council are joint applicants to this exchange and Surrey owns the farmland.
 - 48.2. The site 9.5 hectares with the western and southern boundary of the site contiguous with Common Land.
- 49 (Paragraph 9.4) The Council asserts that the areas of Replacement Land are no less ecological value than the Release Land. We don't agree with this statement and moreover Surrey Wildlife Trust unambiguously informed Woking Borough Council and its agent that the replacement land is inferior in their consultation submissions as detailed below (see Exhibit 12):
- 49.1. Surrey Wildlife Trust in a letter to Peter Bryant, Woking Borough Council dated 19 January 2011 state that “in principle it could not support the exchange”. Furthermore ‘neither parcel of exchange land (Replacement Land North or South) is likely to be

considered as equivalent in biodiversity as the parcel of common land” as it “contains mature trees, woodland habitat and a ditch which may be supporting [a protected species], the great crested newt”.

- 49.2. Surrey Wildlife Trust in a letter to Sally Elder, Elder Associates dated 11 February 2011 in clarification of the previous email state that exchange would have an adverse effect on biodiversity, i.e. That the replacement land are not to the same level of biodiversity as the exchange land. Its loss would have an adverse affect on the SNCI. Furthermore they make no guarantee that the exchange land will ever be of equal value even if positively managed stating that it is Woking Borough Councils responsibility under the NERC Act to determine if this addresses their nature conservation and biodiversity requirements.
- 50 Furthermore, it is asserted that *work undertaken in October 2010 has opened up the area enabling the trees to be **enjoyed by the public*** following removal of the Oaklands boundary fence and clearance of the land for inclusion into the common.
- 51 The following photographs were captured on the 26 March 2012. This doesn't look like high quality land that would be enjoyed by the public in anyway and certainly not suitable as an area for horses (paragraph 22).





Management Plan

- 52 (Paragraph 10) Woking Council asserts that the Management Plan will be delivered regardless of the process of the housing development and is not conditional on the housing development proceeding. **We believe that this is statement is designed to give the impression that a Management plan will be implemented regardless. This is not the case.**
- 53 According to the minutes of Woking Executive, 15 March 2012 (Exhibit 13):
- 53.1. *“(ii) authority [is] delegated to the Head of Democratic and Legal Services to enter into a legal agreement with Surrey Wildlife Trust (or other appropriate body) obligating the Council to comply with the Management Plan [...], such obligation to be subject to the application under the Commons Act 2006 to exchange common land at Westfield Common to facilitate access to the PFI Priority Homes Site at Moor Lane being granted.”*
i.e. the agreement is conditional upon the exchange of land for access to the housing development (and there is no driver for this exchange of land other than to facilitate the development).
- 53.2. In the decision on COM152 the planning inspector stated that the guidance suggests that weight can only be given to pre-existing legally binding agreements. Is the kind of arrangements outlined above consistent with this?
- 53.3. It seems to us that the contract for the agreement is not implementable or enforceable by either party as the promise is conditioned upon an event outside the control of the parties, i.e. a decision by the planning inspectorate. Will the agreement be implementable at the time of the public inquiry? No. Will the agreement be implementable in the event of refusal? No.
- 54 At the Inquiry we may be informed that WBC & SWT have made an agreement to contract SWT to provide the development of the management plan and the implementation of works to improve the common) as a last minute submission just days before the **delayed** inquiry despite have two years since the last public inquiry to put something in place. No public scrutiny of this will have taken place.

Other Relevant Matters

- 55 We understand that Replacement North (as described by Woking Council) may be subject to a formal request under section 13 of the Commons Registration Act 1965 for inclusion into the official common land register for Westfield Common (made on the 21 June 2012 by Mr C. Weeks) the outcome of which is still undecided.

Exhibits

- Exh 1. Plan 2006/0399 Expiry date.jpg
- Exh 2. DOE Decision notice (DRA/1077/563).
- Exh 3. Defra Pink Slips.
- Exh 4. Simmons Exchange Land
- Exh 5. SY494543 Land Registry plan
- Exh 6. HM Land Registry (20 April 1993) Land Exchange Agreement, Land Registry Act 1925-1986, Transfer of Part between Lacey Simmons Ltd and Woking Borough Council.
- Exh 7. SY545371 Land Registry Plan for The Cottage
- Exh 8. Woking UDC (9th December 1924) “Scheme made by the Urban District Council of Woking for the regulation and management of Smarts Heath, Pray (otherwise “Prey” Heath ad Westfield Common, Woking.”, Deposit reference 6198/3/Box 3, Surrey History Centre.
- Exh 9. Woking Borough Council (31 May 2005) Byelaws and Maps of Westfield Common.
- Exh 10. Surrey Wildlife Trust definitive plan of Westfield Common SNCI.
- Exh 11. Collection of maps from various agencies.
- Exh 12. Correspondence from Surrey Wildlife to Woking Borough Council concerning the proposed exchange of common land.
- Exh 13. Minutes of Woking Borough Council Executive (15 Mar 2012)

References

- Ref 1. The Planning Inspectorate, “Notes of completing an application to deregister or deregister and exchange common land issued by the Planning Inspectorate”, Common Land Guidance Sheet, www.planningportal.gov.uk.
- Ref 2. Heidi Cruickshank (03rd November 2010), “Application Decision, Westfield Common, Woking”, COM152.
- Ref 3. Peter Bryant, Woking Borough Council (11 January 2012), “Statement in Response to Objections to Proposed Deregistration and Exchange of Land on Westfield Common, Woking, Application Reference Number Com 299”.
- Ref 4. Woking Borough Council, Deposited papers for PLAN 85/0711, “Erection of 11 terraced houses, 10 detached houses, 14 double garages with associated access roads, footpaths and refurbishment of pond”.
- Ref 5. Woking Borough Council, Deposited papers for PLAN 87/0670, “Erection of 19 detached houses with double garages and associated site works (amended scheme) | Land At The Cottage Balfour Avenue Woking Westfield Surrey”.
- Ref 6. Woking Borough Council, Deposited papers for PLAN 90/0966, “Details pursuant to condition 3 of application number 85/0711 (pond refurbishment). | Land Adjoining The Cottage Westfield Road Surrey Woking”.
- Ref 7. Woking Borough Council, Deposited papers for PLAN 92/0190. “Erection of 11 terraced houses, 10 detached houses, 14 double garages with associated access roads, footpaths and refurbishment of pond. (Amendment to planning permission 85/0711)”.
- Ref 8. Woking Borough Council, Deposited papers for PLAN 92/0798, “Erection of 17 dwellings with associated garages and parking”.
- Ref 9. Simmons Country Homes (12 March 1993), Letter to Chief Planning Officer Woking Borough Council confirming discharge of section 38 exchange.
- Ref 10. Woking Borough Council (25th October 2011), “Application to deregister or to deregister and exchange common land or town or village greens: Common Act 2006 – Section 16”
- Ref 11. Woking Borough Council (21st December 2011), “Consultation of Proposed Exchange of Common Land at Westfield Common”.